

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL BY THESE PRESENT:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Fall Creek Homeowners Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Harris County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Fall Creek Homeowners Association, Inc. which have not been previously filed in the public records of Harris County are attached hereto, including:

- ***Pool Policy and Rules***

FURTHER, other dedicatory instruments of the Fall Creek Homeowners Association, Inc. have already been filed in the public records of Harris County as these documents supplement the previously filed documents.

SIGNED on this the 27 day of September, 2026.

Fall Creek Homeowners Association, Inc.

By: Spectrum Association Management, L.P.

By: *Shelby Welch*
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

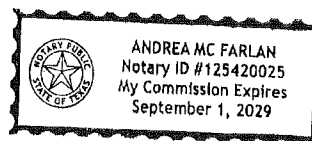
State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 27 September, 2026
by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Fall
Creek Homeowners Association, Inc. on behalf of said association.

Andrea McFarlan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232



RP-2026-402549



So much. So Close.

Fall Creek Pool Policy & Rules

Revised September 2026

Fall Creek Pool Policy & Rules

1.0 Introduction

The purpose of this document is to define the policies for the pools of Fall Creek. This policy replaces the **Fall Creek Pool Policy** and **Fall Creek Pool Rules** and is approved by the HOA Board and published to the residents on the community website.

2.0 Definitions

- 2.1 **RESIDENT** – a person who owns, leases, or resides in a home within the Fall Creek community and who presents a valid Fall Creek Amenity Badge.
- 2.2 **GUEST** – a person who is not a resident but is invited by a resident to accompany them for use of the pool or other amenities. However, any person who is unable to present a valid Fall Creek Amenity Badge to the Pool Services Company upon their request will also be considered a guest, regardless of residency.
- 2.3 **NON-RESIDENT CAREGIVER** – a domestic employee (e.g. babysitter, nanny) who is not a resident but is employed as a caretaker for a resident's child(ren).
- 2.4 **FALL CREEK AMENITY BADGE** – photo ID cards issued to residents for access to the Fall Creek pools and other amenities.
- 2.5 **POOL 1** (or "Main Pool") – the pool located at 7930 Fall Creek Bend, adjacent to the Clubhouse at Fall Creek.
- 2.6 **POOL 2** (or "Enclave Pool") – the pool located at 3600 Mesa Road
- 2.7 **POOL SERVICES COMPANY** – the company hired by the Fall Creek HOA to provide pool management, maintenance, operation and related services on its behalf.
- 2.8 **GATE GUARD** – the Pool Services Company employee responsible for verifying Fall Creek residency of pool patrons as instructed by the HOA Board.

3.0 Pool Access

- 3.1 Amenity badges are required for entry. Residents whose Fall Creek Amenity Badges do not work at the gate or who are attempting to use a badge other than their own will not be allowed entry into the pool area.
- 3.2 Residents must be 14 years of age or older to obtain an amenity badge. Residents under the age of 14 must be accompanied by a parent or guardian at all times while in the pool area.
- 3.3 Guests must be accompanied at all times by a resident while in the pool area. Residents may not leave the pool area after using their amenity badge to grant guests access and may not give their amenity badge to another individual to gain access in their absence.
- 3.4 Any individual may be asked at any time by the Pool Services Company's staff to prove his or her residency for authorized pool access by showing their amenity badge.
- 3.5 Each household is permitted up to four (4) guests per resident address per day, not to exceed a total group size of ten (10) people.
- 3.6 Residents under the age of 18 are permitted to bring only one (1) guest who is 18 years of age or older unless accompanied by an adult parent/guardian with their own amenity badge.
- 3.7 Non-Resident Caregivers are also required to have a Fall Creek Amenity Badge for entry. Caregiver badges are programmed for access to the park restrooms and Pool 1 only, and for use strictly when accompanying a resident's child(ren) to the pool. A household may obtain a maximum of two (2) Caregiver badges in a

Fall Creek Pool Policy & Rules

single pool season. There is a charge of \$25.00 per badge, and badges may be reused during the following pool season (**residents must notify clubhouse staff to reactivate the badges for reuse**).

4.0 Swimwear

- 4.1 Appropriate swimwear must be worn in the pool. No cut-off jeans or pants, no denim or other non-swimming shorts (such as basketball shorts), and no thong swimsuits. All swimsuits must cover undergarments in their entirety. Shirts may be worn in the pool so long as a swimsuit is worn under the shirt. Shirts worn in the pool must be of a light color, free from heavy dyes that may run when exposed to pool water. Any individual not abiding by these clothing requirements will be asked to get out of the pool.
- 4.2 In accordance with CDC and Texas Department of State Health Services guidelines, incontinent swimmers and swimmers who are not toilet trained must use diapers specifically designed for swimming when in the pool or splash pad area (such as Little Swimmers® disposable swim diapers and/or iplay® reusable swim diapers) and caregivers should check swim diapers frequently. Such diapers must be changed in the restrooms only.

5.0 Conduct

- 5.1 No running, horseplay, foul language, or loud or unruly conduct will be tolerated.
- 5.2 Running or roughhousing (e.g. throwing each other, pushing, dunking, getting on another's shoulders, splash fights) are not allowed.
- 5.3 No diving from the side of the pool is allowed.
- 5.4 Loud or explicit music in the pool area is prohibited. If music disturbs other patrons, it must be turned down or off.
- 5.5 No food or beverages are allowed in the pool.
- 5.6 No glass containers are allowed in the pool area.
- 5.7 Alcohol and other drugs are prohibited in the pool area. Smoking or other tobacco use is prohibited in the pool area.
- 5.8 No pets are permitted in the pool area.
- 5.9 Persons with diagnosed, waterborne, communicable diseases should not use the pools.
- 5.10 Persons that have been ill with diarrhea within the past two (2) weeks should not use the pools.
- 5.11 Extended breath holding activities are dangers and are expressly prohibited in the pools.
- 5.12 Two (2) lanes may be restricted for lap swim only.
- 5.13 Management will not be held responsible for loss or damage of any personal property of any kind.

6.0 Violations

- 6.1 Lifeguards have ultimate authority over the pool area at all times. For the safety and enjoyment of all, the lifeguards have full authority to ask disruptive or unruly guests to leave the pool facilities.
- 6.2 Pool patrons must obey lifeguards and other supervisory personnel. Talking with lifeguards on duty is discouraged.
- 6.3 ONE LONG WHISTLE BLAST MEANS CLEAR THE POOL! Clear the pool immediately when an alarm is sounded. Follow instructions. Stay away from emergency locations.

Fall Creek Pool Policy & Rules

- 6.4 Persons not following the pool rules and persons demonstrating inappropriate behavior will be asked to leave at the discretion of the Pool Manager and may be subject to suspension of pool privileges.

7.0 Swim Lessons

- 7.1 Aquatic Advisors, the Fall Creek pool services company, is the only company pre-authorized by the HOA Board of Directors to provide swim lessons due to the liability issues associated with private instructors.
- 7.2 To participate in swim lessons, each resident must have a functioning Fall Creek Amenity Badge.
- 7.3 Swim lesson sessions are offered from May to August and are on a first-come, first-served basis. See the Aquatic Advisors website (link below) for exact dates and times of sessions.
- 7.4 All swim lessons will be held at Pool 2.
- 7.5 For details regarding swim lesson fees, sessions, and other information, or to sign up for swim lessons, visit <https://aquaticadvisors.net/>.
- 7.6 Private swim instructors (i.e., those hired directly by a resident) are permitted, subject to the following conditions:
- 7.6.1 The instructor (or, as applicable, the business entity for which the instructor provides swim lessons) must execute a Facilities Use Agreement in a form acceptable to the HOA.
- 7.6.2 The instructor must provide proof of adequate liability insurance to the HOA and receive a written response indicating sufficiency of coverage prior to providing any lessons in a Fall Creek pool.
- 7.6.3 Private instruction is allowed only at Pool 2 and only Monday through Friday during the hours of 12PM to 4PM.
- 7.7 Note that the policies regarding private “learn to swim” instructors are not applicable to Fall Creek Swim Team coaching activities (swim team practices, swim team stroke clinics, diving clinics, etc.) as those activities are governed by a separate agreement.

8.0 Pool Parties

- 8.1 Pool parties will be provided by the Pool Services Company.
- 8.2 Pool parties are available on a first-come, first-served basis and can be scheduled through <https://aquaticadvisors.net/>.
- 8.3 Only Fall Creek residents who are current on HOA dues may schedule pool parties.
- 8.4 To host a pool party, a resident must have a functioning Fall Creek Amenity Badge.
- 8.5 Any group of 11 or more people, even if all are Fall Creek residents, is considered a pool party and must be scheduled and paid for through the Pool Services Company. Non-swimmers must be included in the guest count if they will be within the gates of the pool facility at any time.
- 8.6 Residents conducting unscheduled parties (groups of 11 or more people within the pool facility gates at the same time, especially with food, gifts, decorations, etc.) will be asked to leave due to the safety issues created when pool attendance exceeds safe lifeguard-to-patron ratios.
- 8.7 Residents must not circumvent pool party policies by having multiple residents simultaneously bring guests to either of the pool facilities.
- 8.8 Parties may be scheduled at Pool 1 only.

8.8.1 Parties may be a public party (a pool party held during normal operating hours, with the facility shared with other pool patrons) or a private party (a pool party held outside of normal operating hours). A single pool party may be scheduled both during normal pool hours and outside of normal operating hours (e.g., on Sunday from 8:00AM – 1PM). Pool operating hours can be found by visiting <https://fallcreekhouston.com/pools/>.

8.8.2 Pool parties may be scheduled only during the open pool season, beginning the first weekend in May and ending on September 1st.

8.9 The lifeguard staffing requirement for both public and private parties (during normal pool hours) is one (1) lifeguard per twenty (20) guests (of lifeguards = # of guests divided by 20, rounded up) in addition to the minimum number of lifeguards required for safe facility operation.

8.10 Music/Multimedia is allowed only during private parties and must be maintained at a reasonable volume as is determined by Pool Services Company employees.

8.11 All normal pool rules apply during pool parties, whether public or private, including those prohibiting alcoholic beverages.

8.12 Pool parties must be scheduled at least seven (7) full days in advance of the event, and payment must be made at the time of booking.

*****Pricing and guidelines are subject to change based on facility operational costs and other factors. Please visit <https://aquaticadvisors.net/> for the most up-to-date information.***

8.13 Cancellations must be communicated to Aquatic Advisors, in writing, during normal business hours at least 24 hours prior to the scheduled event and are subject to the fees outlined in the cancellation policy found on <https://aquaticadvisors.net/>.

Fees	\$100 admin fee (non-refundable)	\$100 admin fee (non-refundable) plus \$100 rental fee
Lifeguard Hourly Rate	\$35 per hour, per guard, in addition to the minimum number required for safe operation	
Advance Payment	Payment must be made at the time of booking Visa and Mastercard accepted	

Fall Creek Hot Tub/Spa Rules

All patrons are expected to act in a safe and responsible manner at all times.

1. Shower prior to entering the hot tub.
2. Enter and exit the hot tub slowly.
3. The hot tub is to be used responsibly and is not to be used as a substitute wading pool.
4. No pets are allowed in the hot tub area.
5. Children under the age of five (5) are not permitted in the hot tub area.
6. Children under the age of fourteen (14) must be supervised at all times while using the hot tub.
7. No diving, jumping, or horseplay in the hot tub.
8. No food or beverages may be brought into the hot tub area. Alcohol, smoking or other tobacco use, and other drugs are prohibited.
9. Please do not use soaps or oils in the hot tub.
10. Only clean swimwear may be worn in the hot tub as the chemicals in the water will remove the colored dyes found in ordinary clothing, causing them to leach into the water and turn it cloudy.
11. Do not use the hot tub alone.
12. Always check the temperature of the water before entering the hot tub. Do not enter if the temperature is over 104 degrees Fahrenheit.
13. Limit hot tub exposure to no more than 15 minutes at a time and cool off before re-entry.
14. Elderly persons should consult with a doctor before use.
15. Pregnant women should consult with a doctor before use.
16. Anyone with heart disease, diabetes, high or low blood pressure or any serious illness should consult with a doctor before use.
17. If you experience signs of drowsiness or fatigue, please exit the hot tub immediately.
18. Persons diagnosed with waterborne communicable diseases should not use the hot tub.
19. The Association takes no responsibility for skin conditions that may arise from using the hot tub.

Warning:

Failure to follow hot tub/spa rules can result in serious injury or death to yourself and others, and such action may also result in the loss of privileges to use the hot tub/spa.

Fall Creek Slide Rules

All patrons are expected to act in a safe and responsible manner at all times.

1. All riders must be at least 48" tall to ride the water slides. The only exceptions are:
 - a. Riders 36-48 inches tall wearing a United States Coast Guard (USCG) approved life jacket.
 - b. Riders 42-48 inches tall who have passed a swimming test administered by the lifeguards. The availability of lifeguards for such swim tests will depend on the available staff on hand.
2. Wait for the lifeguard's instructions before riding.
3. Enter, ride, and exit the slide feet first in a sitting position or on your back.
4. Only one person is allowed in the slide at a time. Parents may not ride with a lap child. No doubles, trains, or chains.
5. Keep your arms and feet inside the flume at all times.
6. Riders whose swimwear has exposed zippers, buckles, rivets, or metal ornamentation are not permitted to use the slide.
7. Do not run before getting into the slide and do not dive into the slide. Do not stand, kneel, rotate, or stop while in the slide.
8. No horseplay on the stairs or the slide platform.
9. No more than four people on a slide platform at a time.
10. No eyeglasses, sunglasses, or goggles may be worn while in the slide.
11. No tubes, mats, or other floating devices other than USCG-approved floating devices are permitted in the flumes.
12. Patrons may not wait for a rider directly in front of the slide. Patrons may wait next to the wall away from the slide exit into the splash pool area, but not on the wall between the two slides.
13. Immediately after riding down the slide, please exit the splashdown pool area.

Warning:

For safety and health reasons, pregnant women and riders with heart or back conditions should not use the slides.

Failure to follow slide rules can result in serious injury or death to yourself and others, and such action may also result in the loss of privileges to use the slide.

RP-2026-402549
Pages 9
10/05/2026 09:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$53.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2026-402549